086.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	768,700 /	768,700
USE VALUE:	768,700 /	768,700
ASSESSED:	768,700 /	768,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSS CARSTEN
Owner 2:	BROOM WENDY J
Owner 3:	
Street 1:	33 MONTAGUE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DECKERT JAMES C -
Owner 2:	-
Street 1:	33 MONTAGUE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Clapboard Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	348,700		420,000	768,700
Total Card	0.138	348,700		420,000	768,700
Total Parcel	0.138	348,700		420,000	768,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.47 | /Parcel: 512.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54443
GIS Ref	
GIS Ref	
Insp Date	11/19/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0002-0008.0

!7017!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,700	0	6,000.	420,000	768,700	768,700	Year End Roll	12/18/2019
2019	101	FV	260,700	0	6,000.	414,000	674,700	674,700	Year End Roll	1/3/2019
2018	101	FV	260,700	0	6,000.	318,000	578,700	578,700	Year End Roll	12/20/2017
2017	101	FV	260,700	0	6,000.	300,000	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	260,700	0	6,000.	276,000	536,700	536,700	Year End	1/4/2016
2015	101	FV	254,100	0	6,000.	258,000	512,100	512,100	Year End Roll	12/11/2014
2014	101	FV	254,100	0	6,000.	237,600	491,700	491,700	Year End Roll	12/16/2013
2013	101	FV	254,100	0	6,000.	237,600	491,700	491,700		12/13/2012

PRINT

Date	Time
12/10/20	21:42:02

LAST REV

Date	Time
10/29/10	10:42:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7017

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECKERT JAMES C	55486-464		9/29/2010		500,000	No	No		
	13500-697		7/1/1978		58,000	No	No		Y

USER DEFINED

Prior Id # 1:	54443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2009	234	New Wind	18,952					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2008	Meas/Inspect	345	PATRIOT
3/4/2000	Missed Appt.	263	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	30 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34999990
Const Adj.:	0.99693000
Adj $ / SQ:	181.690
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410208
Depreciation:	61531
Depreciated Total:	348677

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

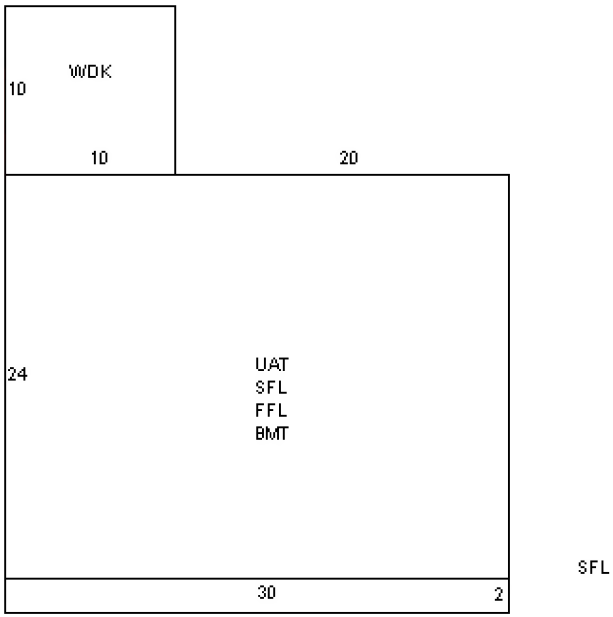
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.69
Special Features:	0	Val/Su Net:	139.48
Final Total:	348700	Val/Su SzAd	232.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	181.690	141,719
BMT	Basement	720	54.510	39,245
FFL	First Floor	720	181.690	130,817
UAT	Upper Attic	180	72.680	13,082
WDK	Deck	100	15.950	1,595

Net Sketched Area:	2,500			Total:	326,458
Size Ad	1500	Gross Are	3040	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	